HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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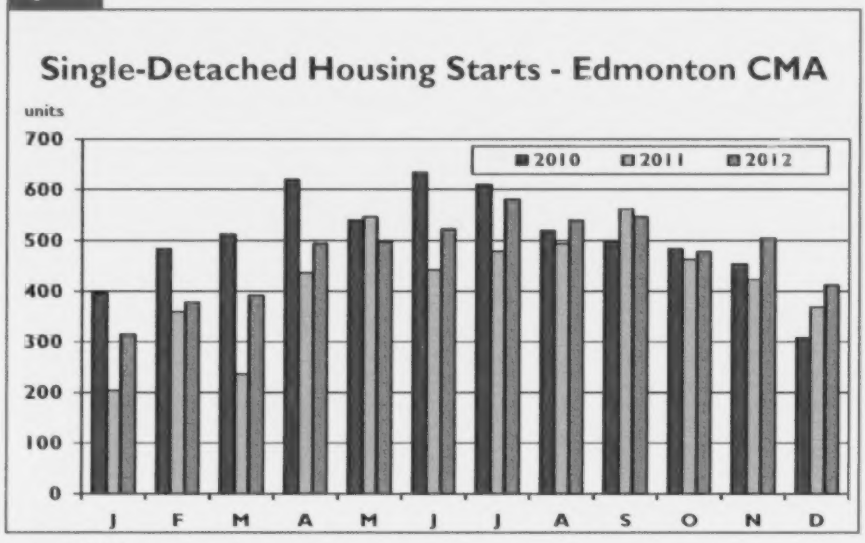
New Home Market

Multi-family starts boost new home construction

Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 789 units in December 2012, up from 691 starts in December 2011. Within the City of Edmonton, total housing starts rose in December to 589 units from 518 units in 2011. Outside city limits, builders began construction on 200 units, compared to the 173 starts recorded in December 2011. With the gain in December, housing starts in the Edmonton CMA totalled 12,837 units for the year, up from 9,332 in 2011.

Single-detached starts in the Edmonton CMA increased by 12 per cent year-over-year in December, totalling 412 units. Starts inside

Figure 1



Source: CMHC

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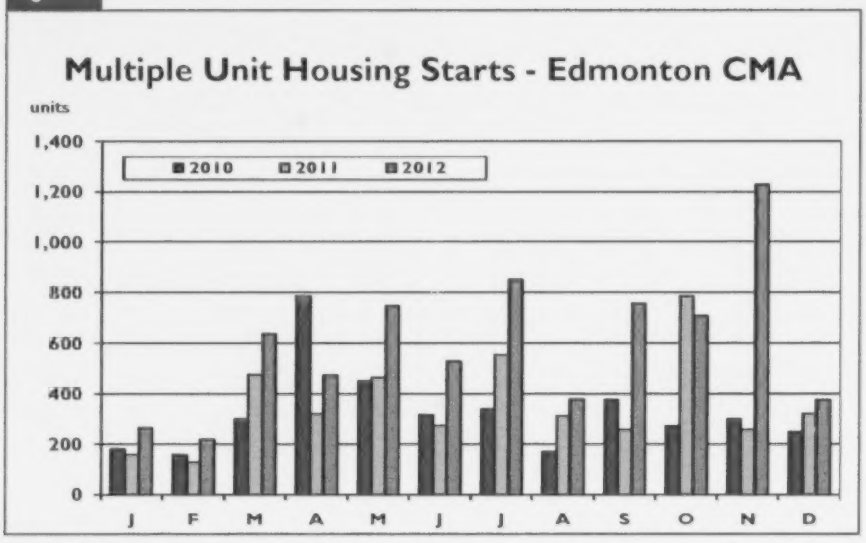
Figure 2



Source: CMHC

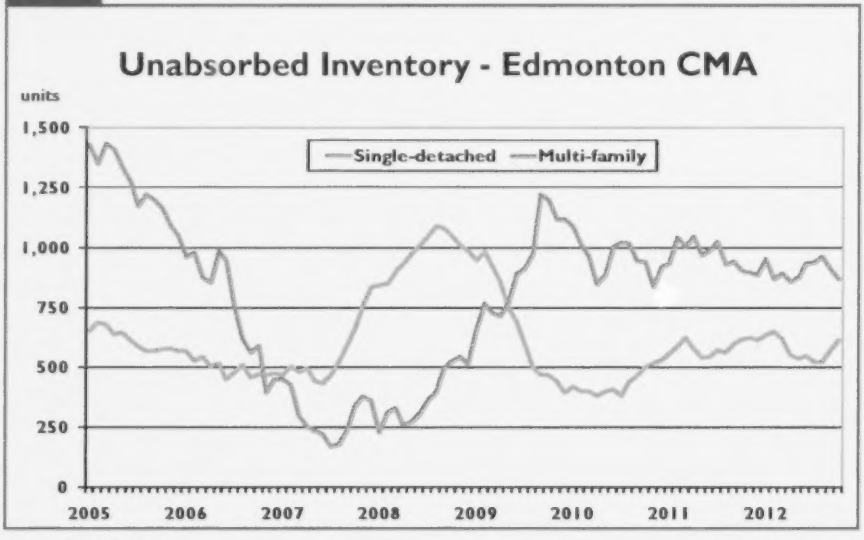
Edmonton City limits increased 20 per cent from their December 2011 levels, reaching 300 units. In 2012, there were 5,658 single-detached homes started within the Edmonton CMA, representing a 13 per cent increase from the previous year.

There were 449 single units completed in December, a seven per cent increase from the 418 units finished in December 2011. With more starts during the past few quarters, the number of single-detached units under construction at the end of 2012 was also up 11 per cent from a year earlier. There were 432 single-detached units absorbed in December, up one per cent from the corresponding level in 2011. The inventory of complete and unabsorbed single-detached homes decreased slightly to 611 units in December 2012, down from 614 units in the same month in 2011.

The average absorbed price of single-detached units was $543,226 in December, higher than the $519,965 recorded in the same month of 2011. The median price of absorbed single-detached homes, meanwhile, increased seven per cent year-over-year to $481,000. The narrowing gap between the average and median price means that more lower priced homes were absorbed. Data from Statistics Canada's New House Price Index (NHPI) for the month of October remained stable. Contractor selling prices reported in the index increased less than one per cent from the previous year. For the entire year, the single-detached absorbed price averaged $ 514,259 in 2012, one per cent higher than $ 509,059 in 2011.

Multi-family starts in the Edmonton CMA, which consist of semi-detached units, rows, and apartments, totalled 377 units in December compared to the 322 units started in December 2011. The majority, at 77 per cent, occurred within the City of Edmonton. Increases were seen in the semi-detached and apartment segments. Apartment starts totalled 153 units in December, compared to 63 starts in December 2011, whereas semi-detached starts increased to 152 units compared to the 134 starts recorded in December 2011. Row housing starts, on the other hand, decreased to 72 units from the 125 units recorded in the same month in 2011. In 2012, multi-family housing starts reached 7,179 units in the Edmonton CMA compared to 4,315 units in 2011. Construction of apartments nearly doubled from the level in 2011, while row and semi-detached starts increased by more than 50 per cent.

Figure 3

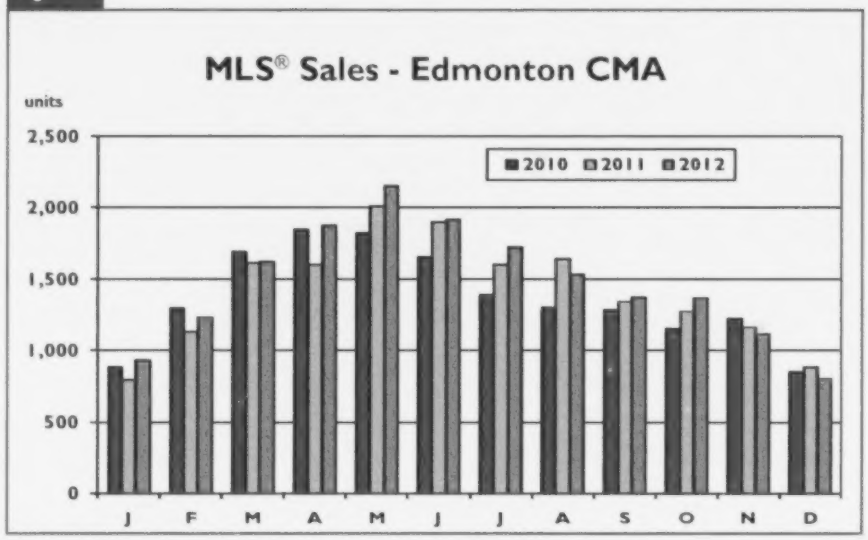


Source: CMHC

Completions of multi-family units declined 32 per cent year-over-year in December with 304 completed units. However, total 2012 completions were up 34 per cent compared to the level in 2011. Inventory of multi-family units were up year-over-year for the second consecutive month. There were 846 completed and unoccupied units at the end of December, down from 884 units in December 2011. A total of 8,173 multi-family units were under construction in December, up from the 5,777 units in the same month in 2011.

Total new housing supply across the Edmonton CMA, which includes unabsorbed inventory plus units under construction, stood at 13,201 units in December, 24 per cent above the 10,668 units at the end of December 2011.

Figure 4



Source: CREA

Resale Market

Fourth quarter resale transactions stable year-over-year

Sales of resale homes moved down slightly in the fourth quarter of 2012 from the previous year. Residential MLS® sales in the Edmonton CMA reached 3,283 units from October through December, representing a decrease of one per cent on a year-over-year basis. On an annual basis, sales increased by four per cent from the level in 2011, totalling 17,641 transactions last year. Strong employment growth and net-migration contributed to the increase in demand for resale homes in 2012.

The number of new MLS® listings in the Edmonton CMA decreased four per cent year-over-year during the fourth quarter of 2012. There were 4,873 new listings posted between October and December 2012, compared to 5,094 new listings in the same period of last year. Active listings averaged 6,040 units in the fourth quarter, down from the 6,480 active listings posted a year earlier. With sales remaining stable and active listings trending down, the sales-to-active listings ratio on a seasonally adjusted basis remained stable at 19 per cent compared to 20 per cent in the third quarter of 2012.

With a higher level of sales relative to listings, the average sales price in the fourth quarter of 2012 moved up. The average MLS® residential price was $329,493 from October to December 2012, up three per cent from the average selling price of $318,806 in the fourth quarter of 2011. On an annual basis, the average price increased by three per cent, reaching $334,318.

Economy

Strong appetite for labour

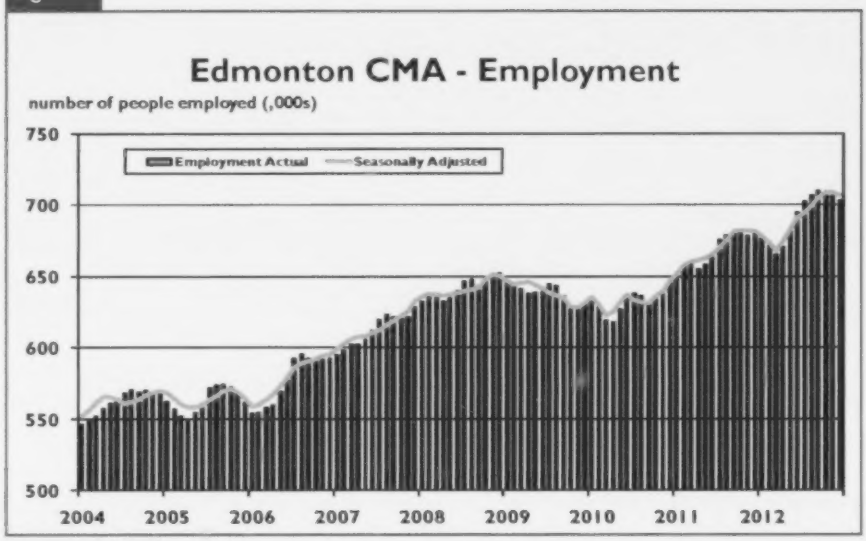
Employment growth in the Edmonton CMA continued to be positive in the fourth quarter of 2012. Seasonally adjusted employment reached 706,200, up from the 705,200 jobs in the third quarter of 2012, representing an addition of 1,000 positions. The higher employment levels can be attributed to an increase in full-time job creation. A strong appetite for Alberta's energy fuelled demand for labour in the energy sector and its supporting industries. On an unadjusted basis, the primary resource sector, which includes the energy sector, added 6,200 jobs since

the fourth quarter of 2011. During the same period, the construction and transportation sectors contributed 11,800 and 5,800 jobs, respectively.

Strong demand for labour contributed to a decline in the unemployment rate and an increase in average weekly earnings in the Edmonton CMA. The fact that most new jobs were full-time and in the energy related sectors contributed to the rise in average earnings in this region. On a seasonally adjusted basis, the unemployment rate averaged 4.3 per cent in the fourth quarter of 2012, down from 4.5 per cent in the previous quarter. Statistics Canada's average weekly earnings for Edmonton showed that wage growth had increased and was 6.6 per cent higher in the fourth quarter of 2012 compared to the corresponding period in 2011.

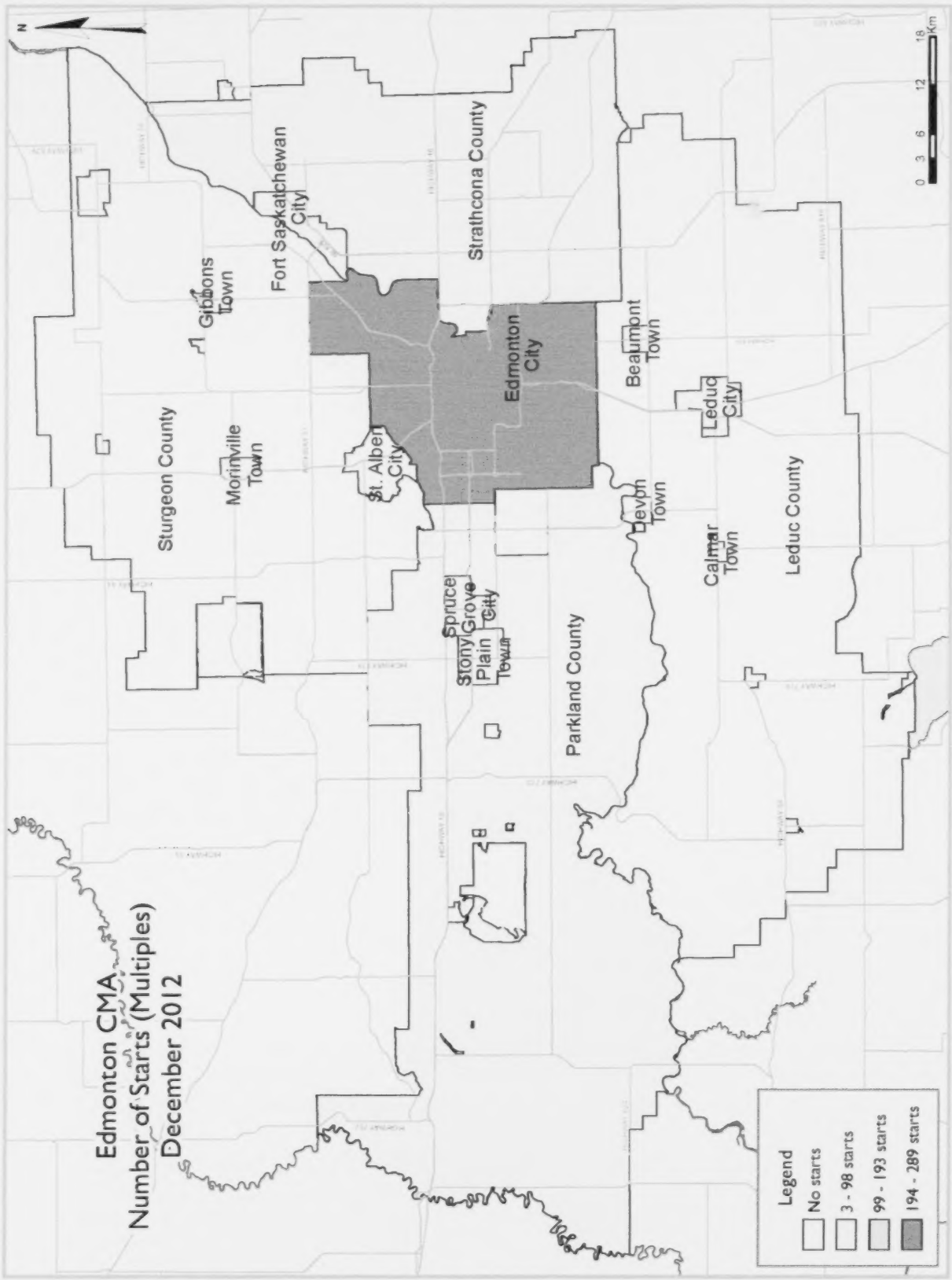
Strong labour market conditions in the Edmonton CMA continued to draw migrants from other countries and provinces. Statistics Canada estimates that Alberta gained 24,724 people in the third quarter of 2012,

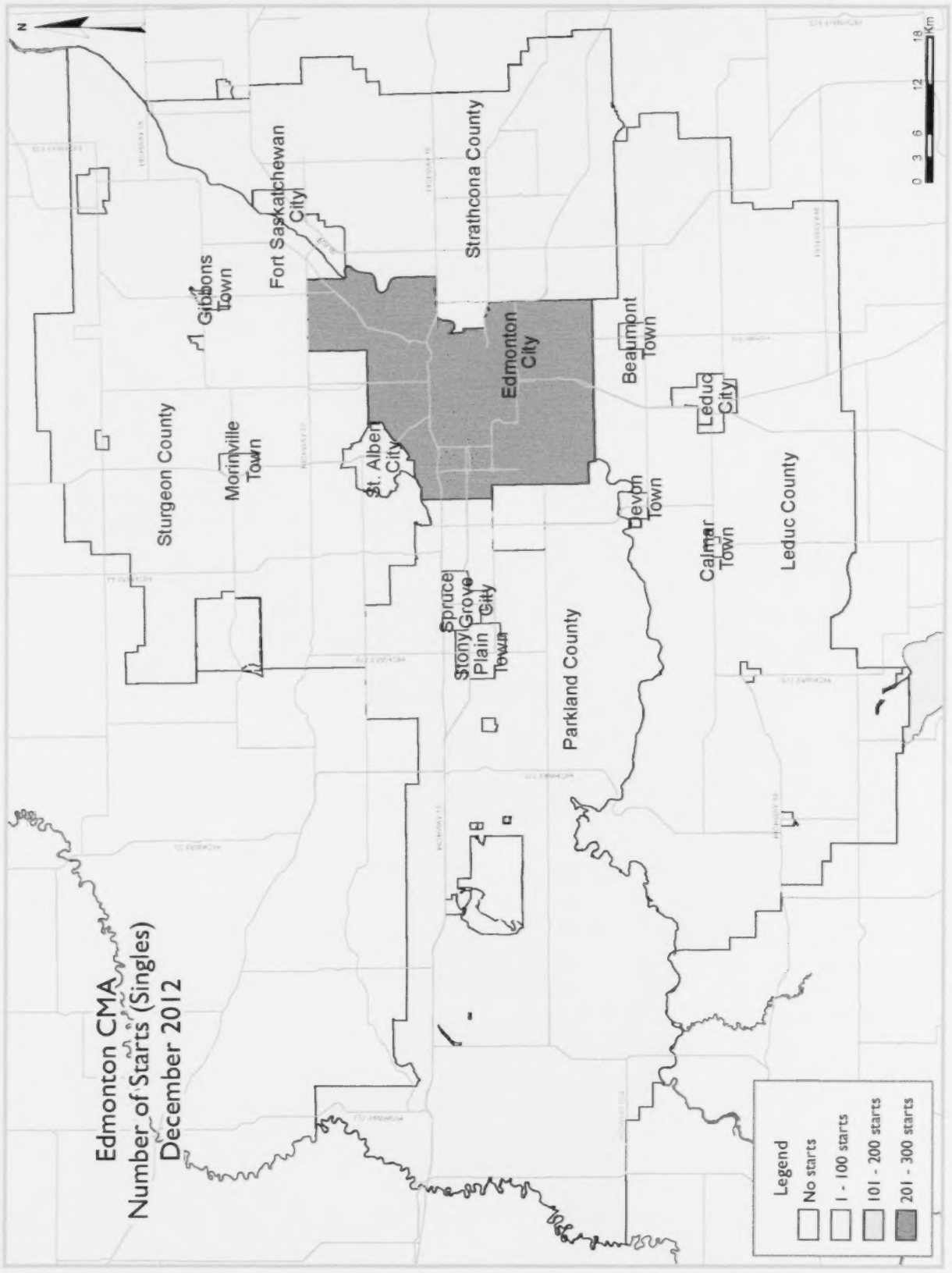
Figure 5

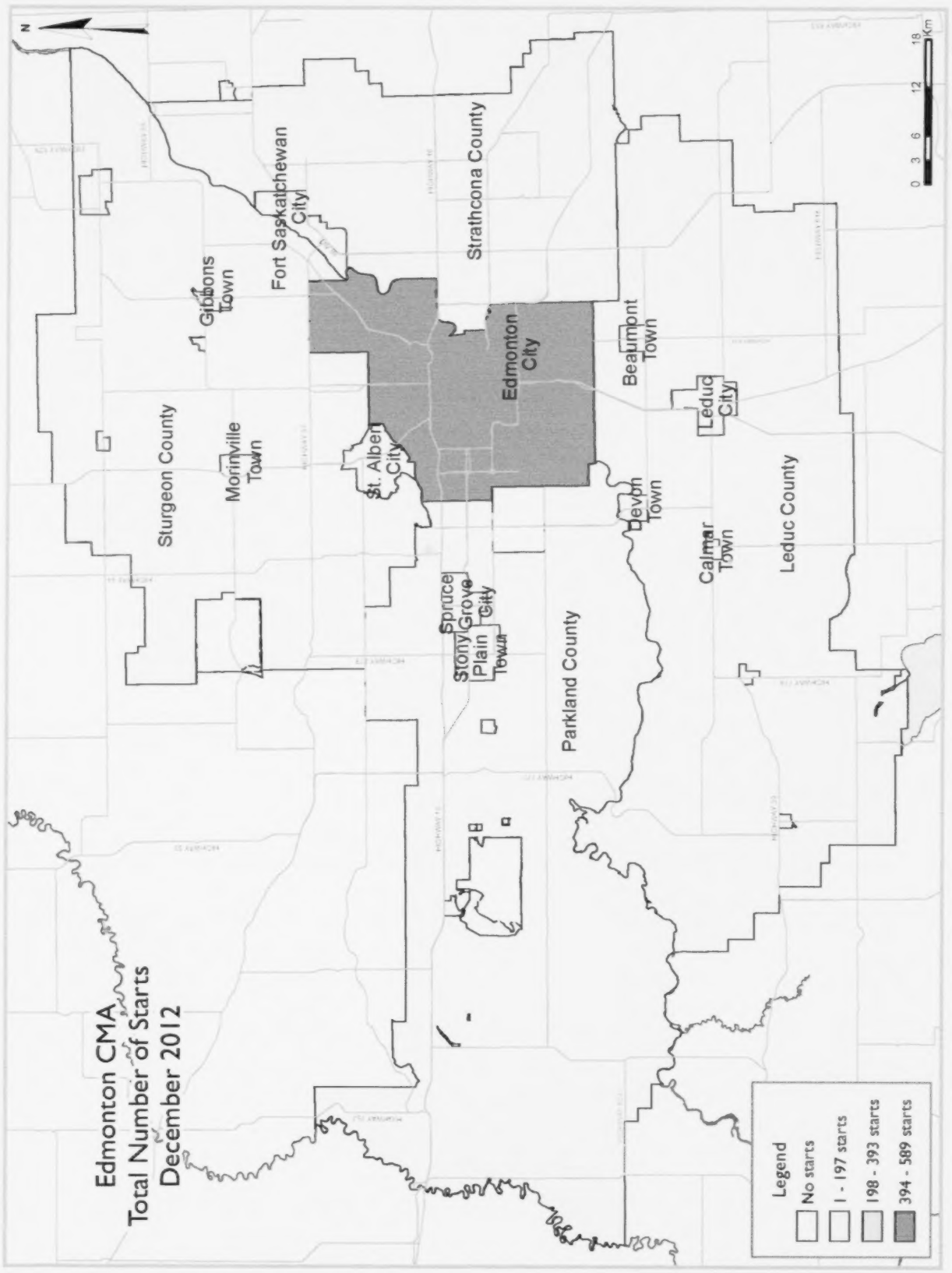


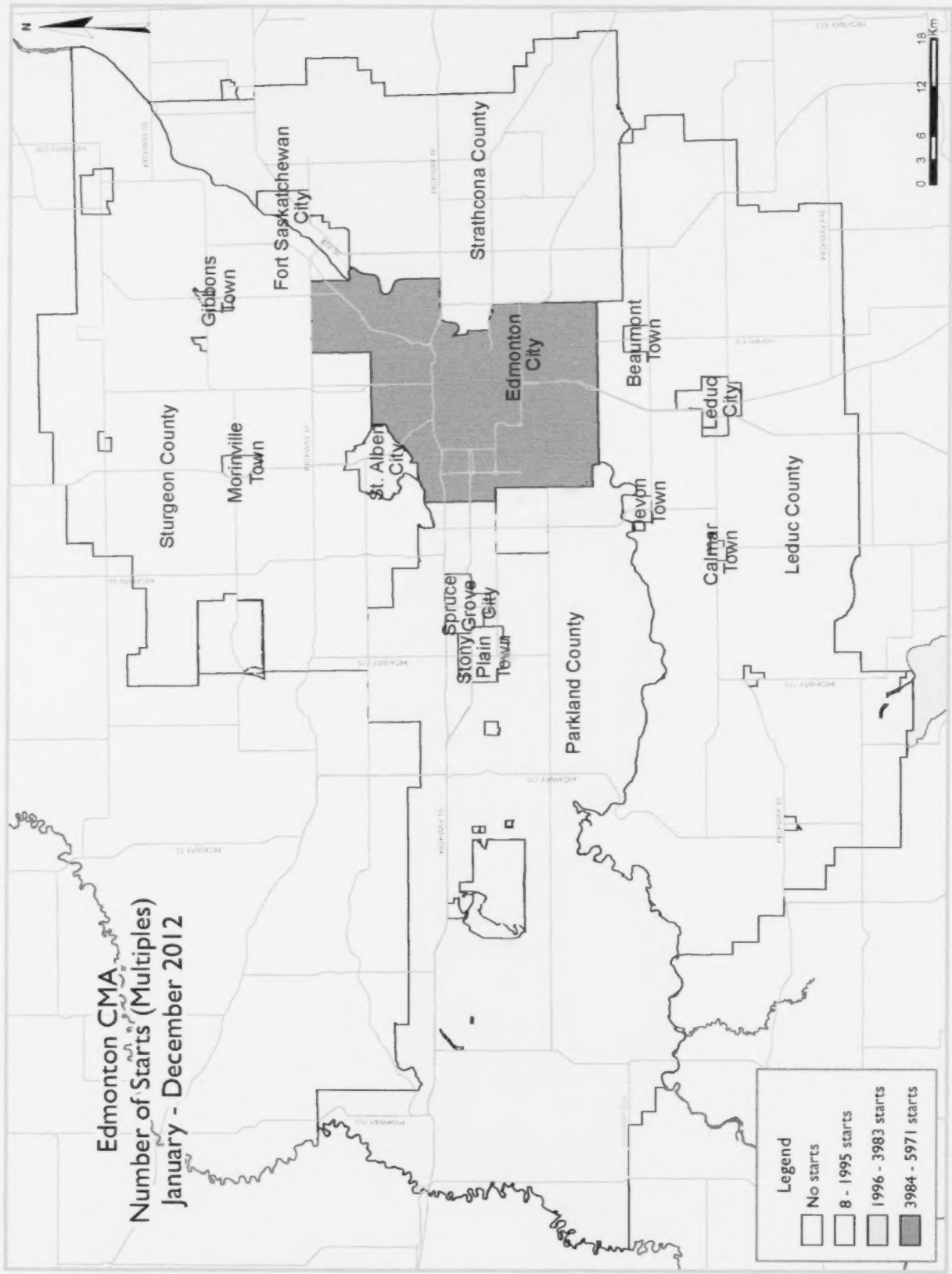
Source: Statistics Canada

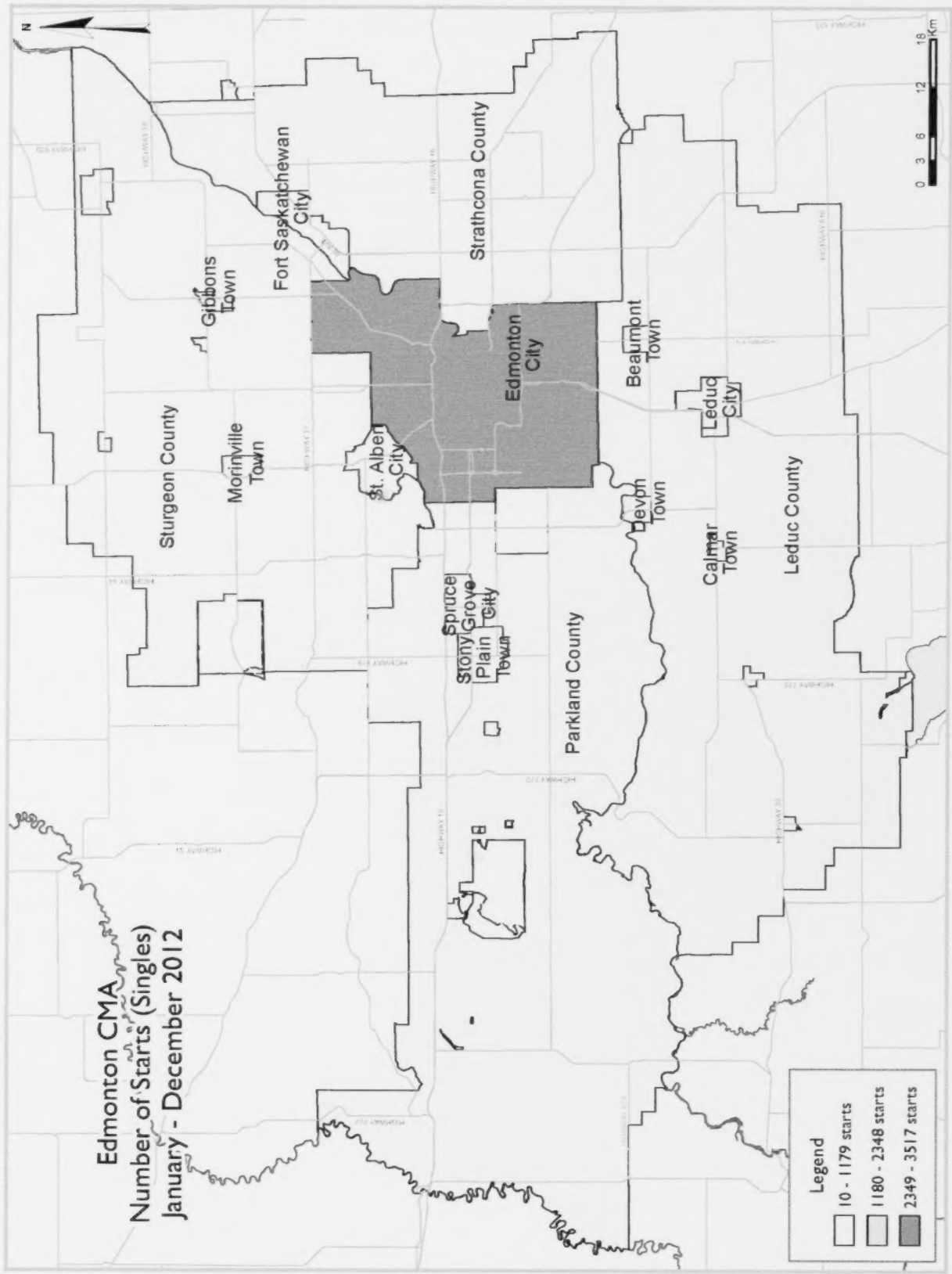
more than double the same quarter recorded in 2011. The gain was mostly contributed by net interprovincial migration, which increased more than five-fold to 13,915 people from 2011 levels. Alberta gained migrants from all the provinces with the exception of Saskatchewan and Newfoundland. Meanwhile, non-permanent residents increased to 3,926 people in the third quarter, up from 2,186 a year earlier. Net international migration remained stable, reaching 6,863 people compared to 6,749 people in 2011. After three quarters, net migration in Alberta increased from 31,651 in 2011 to 68,149 in 2012.

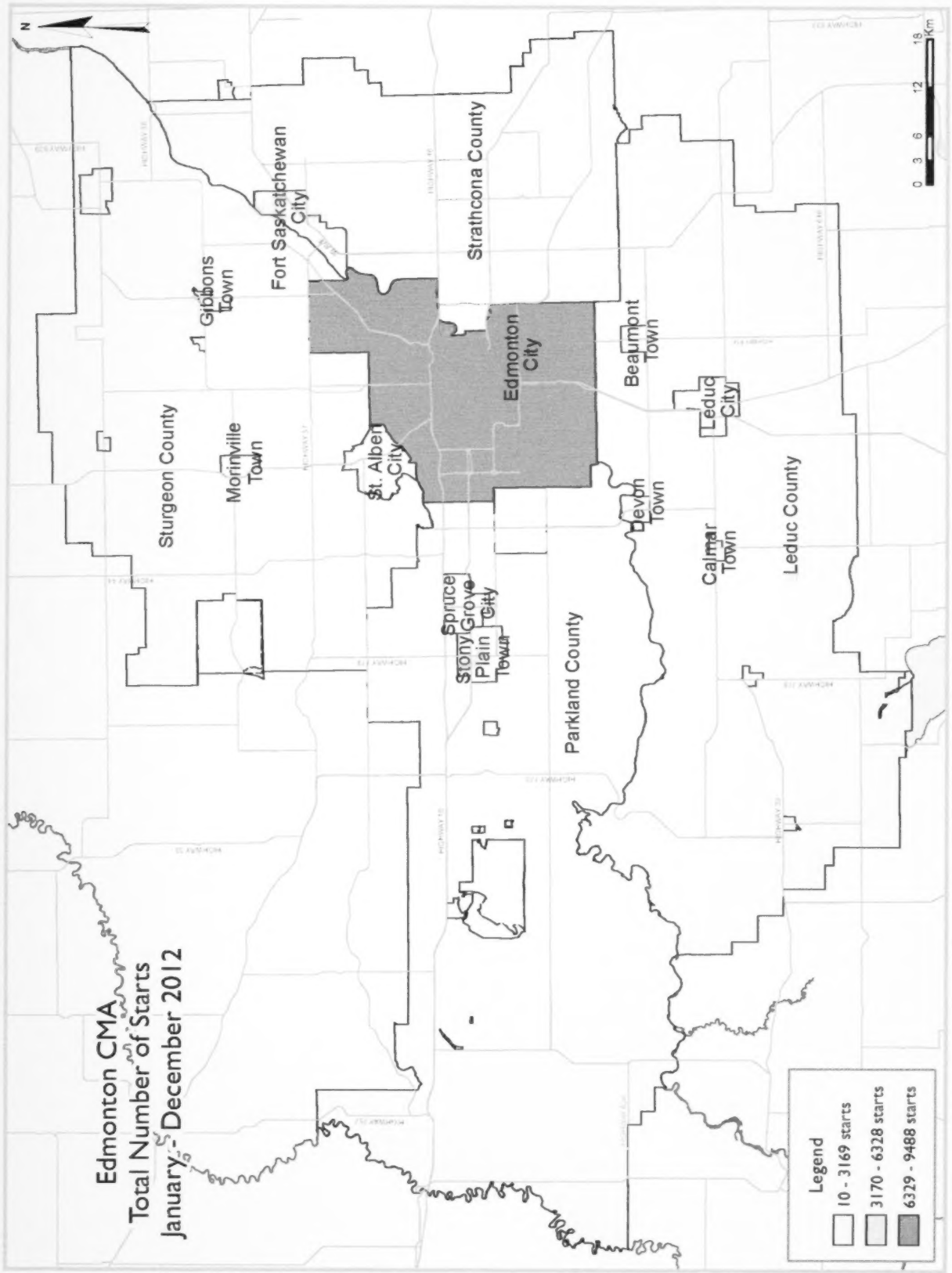

Edmonton CMA
Number of Starts (Multiples)
December 2012
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
3 - 98 starts
99 - 193 starts
194 - 289 starts


Edmonton CMA
Number of Starts (Singles)
December 2012
Legend
No starts
1 - 100 starts
101 - 200 starts
201 - 300 starts
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
December 2012
N
0 3 6 12 18 Km
Legend
No starts
1 - 197 starts
198 - 393 starts
394 - 589 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - December 2012
Legend
No starts
8 - 1995 starts
1996 - 3983 starts
3984 - 5971 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - December 2012
Legend
10 - 1179 starts
1180 - 2348 starts
2349 - 3517 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - December 2012
Legend
10 - 3169 starts
3170 - 6328 starts
6329 - 9488 starts
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2012	412	132	11	0	81	63	0	90	789
December 2011	366	128	4	3	123	0	4	63	691
% Change	12.6	3.1	175.0	-100.0	-34.1	n/a	-100.0	42.9	14.2
Year-to-date 2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
Year-to-date 2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
UNDER CONSTRUCTION									
December 2012	3,735	1,344	146	6	1,065	3,527	25	2,075	11,923
December 2011	3,373	846	95	11	852	3,121	25	847	9,170
% Change	10.7	58.9	53.7	-45.5	25.0	13.0	0.0	145.0	30.0
COMPLETIONS									
December 2012	449	162	6	0	79	54	3	0	753
December 2011	418	140	6	0	70	222	0	12	868
% Change	7.4	15.7	0.0	n/a	12.9	-75.7	n/a	-100.0	-13.2
Year-to-date 2012	5,290	1,474	130	9	877	1,475	19	892	10,166
Year-to-date 2011	5,299	1,016	113	9	785	1,307	68	344	8,941
% Change	-0.2	45.1	15.0	0.0	11.7	12.9	-72.1	159.3	13.7
COMPLETED & NOT ABSORBED									
December 2012	610	174	28	0	164	475	1	5	1,457
December 2011	613	121	18	0	151	588	1	6	1,498
% Change	-0.5	43.8	55.6	n/a	8.6	-19.2	0.0	-16.7	-2.7
ABSORBED									
December 2012	432	124	5	0	86	39	3	4	693
December 2011	428	133	8	0	79	229	0	0	877
% Change	0.9	-6.8	-37.5	n/a	8.9	-83.0	n/a	n/a	-21.0
Year-to-date 2012	5,290	1,375	120	9	868	1,554	11	487	9,714
Year-to-date 2011	5,213	967	108	10	795	1,337	3	271	8,704
% Change	1.5	42.2	11.1	-10.0	9.2	16.2	**	79.7	11.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2012	300	84	0	0	52	63	0	90	589
December 2011	248	92	0	3	108	0	4	63	518
Beaumont Town									
December 2012	3	0	7	0	0	0	0	0	10
December 2011	10	0	0	0	0	0	0	0	10
Devon Town									
December 2012	1	0	0	0	0	0	0	0	1
December 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2012	16	8	0	0	0	0	0	0	24
December 2011	16	8	0	0	0	0	0	0	24
Leduc City									
December 2012	15	16	4	0	0	0	0	0	35
December 2011	16	0	0	0	8	0	0	0	24
Leduc County									
December 2012	8	0	0	0	0	0	0	0	8
December 2011	6	2	0	0	0	0	0	0	8
Morinville Town									
December 2012	1	0	0	0	3	0	0	0	4
December 2011	5	0	0	0	0	0	0	0	5
Parkland County									
December 2012	8	8	0	0	0	0	0	0	16
December 2011	15	0	0	0	0	0	0	0	15
Spruce Grove City									
December 2012	17	4	0	0	13	0	0	0	34
December 2011	6	8	4	0	0	0	0	0	18
St. Albert City									
December 2012	10	0	0	0	0	0	0	0	10
December 2011	8	8	0	0	0	0	0	0	16
Stony Plain Town									
December 2012	7	8	0	0	0	0	0	0	15
December 2011	2	0	0	0	0	0	0	0	2
Strathcona County									
December 2012	16	4	0	0	13	0	0	0	33
December 2011	22	10	0	0	7	0	0	0	39
Sturgeon County									
December 2012	6	0	0	0	0	0	0	0	6
December 2011	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
December 2012	4	0	0	0	0	0	0	0	4
December 2011	4	0	0	0	0	0	0	0	4
Edmonton CMA									
December 2012	412	132	11	0	81	63	0	90	789
December 2011	366	128	4	3	123	0	4	63	691

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2012	2,297	1,032	65	5	825	3,275	13	1,686	9,198
December 2011	2,007	614	68	9	621	2,676	21	350	6,366
Beaumont Town									
December 2012	172	24	11	0	0	0	0	0	207
December 2011	179	14	0	0	0	0	0	66	259
Devon Town									
December 2012	11	0	0	0	5	0	0	0	16
December 2011	11	2	0	0	5	0	0	0	18
Fort Saskatchewan City									
December 2012	147	44	4	1	8	0	0	0	204
December 2011	130	50	0	1	2	0	0	71	254
Leduc City									
December 2012	200	78	15	0	33	160	0	0	486
December 2011	140	60	4	0	24	160	0	127	515
Leduc County									
December 2012	104	0	0	0	0	0	0	0	104
December 2011	89	2	0	0	0	0	0	0	91
Morinville Town									
December 2012	39	2	8	0	19	0	0	0	68
December 2011	41	2	11	0	44	0	0	0	98
Parkland County									
December 2012	146	8	0	0	0	0	0	0	154
December 2011	140	4	0	0	0	0	0	0	144
Spruce Grove City									
December 2012	116	86	43	0	33	92	0	202	572
December 2011	79	40	12	1	54	99	0	103	388
St. Albert City									
December 2012	107	10	0	0	0	0	0	118	235
December 2011	132	8	0	0	0	0	0	96	236
Stony Plain Town									
December 2012	55	48	0	0	32	0	0	0	135
December 2011	39	10	0	0	36	0	0	0	85
Strathcona County									
December 2012	197	12	0	0	110	0	0	69	388
December 2011	213	38	0	0	62	186	0	34	533
Sturgeon County									
December 2012	87	0	0	0	0	0	0	0	87
December 2011	122	0	0	0	0	0	0	0	122
Remainder of the CMA									
December 2012	57	0	0	0	0	0	12	0	69
December 2011	51	2	0	0	4	0	4	0	61
Edmonton CMA									
December 2012	3,735	1,344	146	6	1,065	3,527	25	2,075	11,923
December 2011	3,373	846	95	11	852	3,121	25	847	9,170

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2012	313	124	0	0	57	8	3	0	505
December 2011	273	102	6	0	67	147	0	0	595
Beaumont Town									
December 2012	21	4	3	0	0	0	0	0	28
December 2011	10	0	0	0	0	0	0	0	10
Devon Town									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2012	18	0	0	0	0	0	0	0	18
December 2011	17	8	0	0	0	0	0	0	25
Leduc City									
December 2012	24	10	0	0	0	0	0	0	34
December 2011	7	12	0	0	0	0	0	12	31
Leduc County									
December 2012	6	2	0	0	0	0	0	0	8
December 2011	8	0	0	0	0	0	0	0	8
Morinville Town									
December 2012	6	0	0	0	0	0	0	0	6
December 2011	6	2	0	0	0	0	0	0	8
Parkland County									
December 2012	2	0	0	0	0	0	0	0	2
December 2011	8	0	0	0	0	0	0	0	8
Spruce Grove City									
December 2012	4	2	3	0	0	0	0	0	9
December 2011	12	8	0	0	0	0	0	0	20
St. Albert City									
December 2012	20	20	0	0	0	0	0	0	40
December 2011	20	0	0	0	0	0	0	0	20
Stony Plain Town									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	3	0	0	0	0	0	0	0	3
Strathcona County									
December 2012	23	0	0	0	22	46	0	0	91
December 2011	35	8	0	0	3	75	0	0	121
Sturgeon County									
December 2012	10	0	0	0	0	0	0	0	10
December 2011	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
December 2012	2	0	0	0	0	0	0	0	2
December 2011	7	0	0	0	0	0	0	0	7
Edmonton CMA									
December 2012	449	162	6	0	79	54	3	0	753
December 2011	418	140	6	0	70	222	0	12	868

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2012	277	116	7	0	78	270	1	0	749
December 2011	278	67	7	0	82	350	1	0	785
Beaumont Town									
December 2012	26	2	1	0	0	0	0	0	29
December 2011	34	2	0	0	1	0	0	0	37
Devon Town									
December 2012	1	0	0	0	1	0	0	0	2
December 2011	1	0	0	0	2	0	0	0	3
Fort Saskatchewan City									
December 2012	56	6	0	0	10	30	0	0	102
December 2011	56	12	0	0	17	40	0	4	129
Leduc City									
December 2012	33	20	0	0	0	17	0	0	70
December 2011	44	9	0	0	7	20	0	0	80
Leduc County									
December 2012	2	0	0	0	0	0	0	0	2
December 2011	1	0	0	0	0	0	0	0	1
Morinville Town									
December 2012	18	0	2	0	20	0	0	0	40
December 2011	19	2	2	0	10	0	0	0	33
Parkland County									
December 2012	13	4	0	0	0	0	0	0	17
December 2011	16	2	0	0	0	0	0	0	18
Spruce Grove City									
December 2012	42	20	18	0	29	0	0	0	109
December 2011	40	12	8	0	0	74	0	0	134
St. Albert City									
December 2012	36	0	0	0	0	36	0	0	72
December 2011	36	0	0	0	0	37	0	0	73
Stony Plain Town									
December 2012	30	3	0	0	3	52	0	0	88
December 2011	20	4	0	0	10	61	0	0	95
Strathcona County									
December 2012	72	3	0	0	23	70	0	5	173
December 2011	64	8	1	0	22	3	0	2	100
Sturgeon County									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
December 2012	4	0	0	0	0	0	0	0	4
December 2011	3	3	0	0	0	3	0	0	9
Edmonton CMA									
December 2012	610	174	28	0	164	475	1	5	1,457
December 2011	613	121	18	0	151	588	1	6	1,498

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2012	285	101	0	0	64	24	3	0	477
December 2011	268	96	7	0	65	157	0	0	593
Beaumont Town									
December 2012	18	4	2	0	0	0	0	0	24
December 2011	20	0	0	0	0	0	0	0	20
Devon Town									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2012	19	1	0	0	0	0	0	0	20
December 2011	18	10	0	0	2	0	0	0	30
Leduc City									
December 2012	29	11	0	0	0	0	0	0	40
December 2011	10	14	0	0	3	0	0	0	27
Leduc County									
December 2012	5	2	0	0	0	0	0	0	7
December 2011	8	0	0	0	0	0	0	0	8
Morinville Town									
December 2012	3	0	0	0	2	0	0	0	5
December 2011	9	0	0	0	0	0	0	0	9
Parkland County									
December 2012	4	0	0	0	0	0	0	0	4
December 2011	12	0	0	0	0	0	0	0	12
Spruce Grove City									
December 2012	8	4	3	0	2	0	0	0	17
December 2011	10	8	1	0	0	0	0	0	19
St. Albert City									
December 2012	18	0	0	0	0	0	0	0	18
December 2011	15	0	0	0	0	0	0	0	15
Stony Plain Town									
December 2012	2	0	0	0	0	0	0	0	2
December 2011	7	1	0	0	0	0	0	0	8
Strathcona County									
December 2012	28	1	0	0	18	15	0	4	66
December 2011	32	4	0	0	9	72	0	0	117
Sturgeon County									
December 2012	10	0	0	0	0	0	0	0	10
December 2011	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
December 2012	3	0	0	0	0	0	0	0	3
December 2011	6	0	0	0	0	0	0	0	6
Edmonton CMA									
December 2012	432	124	5	0	86	39	3	4	693
December 2011	428	133	8	0	79	229	0	0	877

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Edmonton City	300	251	90	98	46	106	153	63	589	518	13.7
Beaumont Town	3	10	0	0	7	0	0	0	10	10	0.0
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	16	16	8	8	0	0	0	0	24	24	0.0
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	15	16	16	0	4	8	0	0	35	24	45.8
Leduc County	8	6	0	2	0	0	0	0	8	8	0.0
Morinville Town	1	5	0	0	3	0	0	0	4	5	-20.0
Parkland County	8	15	8	0	0	0	0	0	16	15	6.7
Spruce Grove City	17	6	8	8	9	4	0	0	34	18	88.9
St. Albert City	10	8	0	8	0	0	0	0	10	16	-37.5
Stony Plain Town	7	2	8	0	0	0	0	0	15	2	**
Strathcona County	16	22	14	10	3	7	0	0	33	39	-15.4
Sturgeon County	6	8	0	0	0	0	0	0	6	8	-25.0
Remainder of the CMA	3	1	0	0	0	0	0	0	3	1	200.0
Edmonton CMA	412	369	152	134	72	125	153	63	789	691	14.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	3,517	3,080	1,558	958	811	560	3,602	1,537	9,488	6,135	54.7
Beaumont Town	189	233	32	22	14	0	0	66	235	321	-26.8
Calmar Town	14	6	0	0	8	0	0	0	22	6	**
Devon Town	10	14	0	2	0	0	0	0	10	16	-37.5
Fort Saskatchewan City	247	213	84	76	4	0	0	71	335	360	-6.9
Gibbons Town	14	19	0	0	0	0	0	0	14	19	-26.3
Leduc City	265	189	138	82	48	32	0	207	451	510	-11.6
Leduc County	105	96	0	2	0	0	0	0	105	98	7.1
Morinville Town	66	73	4	4	15	27	0	0	85	104	-18.3
Parkland County	183	156	12	4	0	0	0	0	195	160	21.9
Spruce Grove City	209	156	146	146	106	28	92	103	553	433	27.7
St. Albert City	196	198	22	8	0	0	118	96	336	302	11.3
Stony Plain Town	113	83	64	20	0	0	0	0	177	103	71.8
Strathcona County	367	317	112	74	74	59	115	125	668	575	16.2
Sturgeon County	125	149	0	0	0	0	0	0	125	149	-16.1
Remainder of the CMA	38	35	0	2	0	4	0	0	38	41	-7.3
Edmonton CMA	5,658	5,017	2,172	1,400	1,080	710	3,927	2,205	12,837	9,332	37.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Edmonton City	46	106	0	0	63	0	90	63
Beaumont Town	7	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	9	4	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	7	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	72	125	0	0	63	0	90	63

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	807	560	4	0	1,845	1,187	1,757	350
Beaumont Town	14	0	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	48	32	0	0	0	80	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	15	27	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	106	28	0	0	92	0	0	103
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	74	59	0	0	46	125	69	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	1,068	710	12	0	1,983	1,392	1,944	813

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Edmonton City	384	340	115	111	90	67	589	518
Beaumont Town	10	10	0	0	0	0	10	10
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	24	24	0	0	0	0	24	24
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	35	16	0	8	0	0	35	24
Leduc County	8	8	0	0	0	0	8	8
Morinville Town	1	5	3	0	0	0	4	5
Parkland County	16	15	0	0	0	0	16	15
Spruce Grove City	21	18	13	0	0	0	34	18
St. Albert City	10	16	0	0	0	0	10	16
Stony Plain Town	15	2	0	0	0	0	15	2
Strathcona County	20	32	13	7	0	0	33	39
Sturgeon County	6	8	0	0	0	0	6	8
Remainder of the CMA	3	1	0	0	0	0	3	1
Edmonton CMA	555	498	144	126	90	67	789	691

Table 2.5: Starts by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	5,049	4,038	2,678	1,743	1,761	354	9,488	6,135
Beaumont Town	235	255	0	0	0	66	235	321
Calmar Town	14	6	0	0	8	0	22	6
Devon Town	10	16	0	0	0	0	10	16
Fort Saskatchewan City	318	282	17	7	0	71	335	360
Gibbons Town	14	19	0	0	0	0	14	19
Leduc City	418	275	33	108	0	127	451	510
Leduc County	105	98	0	0	0	0	105	98
Morinville Town	78	92	7	12	0	0	85	104
Parkland County	195	160	0	0	0	0	195	160
Spruce Grove City	426	275	127	55	0	103	553	433
St. Albert City	218	206	0	0	118	96	336	302
Stony Plain Town	177	103	0	0	0	0	177	103
Strathcona County	413	369	186	206	69	0	668	575
Sturgeon County	125	149	0	0	0	0	125	149
Remainder of the CMA	38	37	0	4	0	0	38	41
Edmonton CMA	7,833	6,380	3,048	2,135	1,956	817	12,837	9,332

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Edmonton City	313	273	128	122	56	53	8	147	505	595	-15.1
Beaumont Town	21	10	4	0	3	0	0	0	28	10	180.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	18	17	0	8	0	0	0	0	18	25	-28.0
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	24	7	10	12	0	0	0	12	34	31	9.7
Leduc County	6	8	2	0	0	0	0	0	8	8	0.0
Morinville Town	6	6	0	2	0	0	0	0	6	8	-25.0
Parkland County	2	8	0	0	0	0	0	0	2	8	-75.0
Spruce Grove City	4	12	2	8	3	0	0	0	9	20	-55.0
St. Albert City	20	20	20	0	0	0	0	0	40	20	100.0
Stony Plain Town	0	3	0	0	0	0	0	0	0	3	-100.0
Strathcona County	23	35	4	8	18	3	46	75	91	121	-24.8
Sturgeon County	10	12	0	0	0	0	0	0	10	12	-16.7
Remainder of the CMA	1	5	0	0	0	0	0	0	1	5	-80.0
Edmonton CMA	449	418	170	160	80	56	54	234	753	868	-13.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	3,230	2,991	1,126	826	626	558	1,741	1,056	6,723	5,431	23.8
Beaumont Town	196	257	22	40	19	0	66	0	303	297	2.0
Calmar Town	8	5	0	0	0	0	0	0	8	5	60.0
Devon Town	10	11	2	2	0	5	0	28	12	46	-73.9
Fort Saskatchewan City	230	234	84	64	0	24	71	223	385	545	-29.4
Gibbons Town	16	23	0	2	0	0	0	0	16	25	-36.0
Leduc City	205	261	120	60	28	14	127	24	480	359	33.7
Leduc County	93	105	2	0	0	0	0	0	95	105	-9.5
Morinville Town	68	87	4	2	43	37	0	3	115	129	-10.9
Parkland County	177	199	8	2	0	0	0	0	185	201	-8.0
Spruce Grove City	173	222	130	122	66	25	0	0	369	369	0.0
St. Albert City	221	179	20	4	0	0	96	101	337	284	18.7
Stony Plain Town	97	92	26	18	4	28	0	141	127	279	-54.5
Strathcona County	383	411	96	80	68	67	266	75	813	633	28.4
Sturgeon County	160	184	0	0	0	0	0	0	160	184	-13.0
Remainder of the CMA	32	47	2	2	4	0	0	0	38	49	-22.4
Edmonton CMA	5,299	5,308	1,642	1,224	858	758	2,367	1,651	10,166	8,941	13.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Edmonton City	53	53	3	0	8	147	0	0
Beaumont Town	3	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	12
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	18	3	0	0	46	75	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	77	56	3	0	54	222	0	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	615	505	11	53	1,243	990	498	66
Beaumont Town	19	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	24	0	0	0	0	71	223
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	24	14	4	0	0	0	127	24
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	43	34	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	66	25	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	101	96	0
Stony Plain Town	4	16	0	12	0	141	0	0
Strathcona County	68	67	0	0	232	75	34	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	843	690	15	68	1,475	1,307	892	344

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Edmonton City	437	381	65	214	3	0	505	595
Beaumont Town	28	10	0	0	0	0	28	10
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	18	25	0	0	0	0	18	25
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	34	19	0	0	0	12	34	31
Leduc County	8	8	0	0	0	0	8	8
Morinville Town	6	8	0	0	0	0	6	8
Parkland County	2	8	0	0	0	0	2	8
Spruce Grove City	9	20	0	0	0	0	9	20
St. Albert City	40	20	0	0	0	0	40	20
Stony Plain Town	0	3	0	0	0	0	0	3
Strathcona County	23	43	68	78	0	0	91	121
Sturgeon County	10	12	0	0	0	0	10	12
Remainder of the CMA	1	5	0	0	0	0	1	5
Edmonton CMA	617	564	133	292	3	12	753	868

Table 3.5: Completions by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	4,344	3,720	1,868	1,592	511	119	6,723	5,431
Beaumont Town	221	283	16	14	66	0	303	297
Calmar Town	8	5	0	0	0	0	8	5
Devon Town	12	13	0	5	0	28	12	46
Fort Saskatchewan City	303	299	11	23	71	223	385	545
Gibbons Town	16	25	0	0	0	0	16	25
Leduc City	325	319	24	16	131	24	480	359
Leduc County	95	105	0	0	0	0	95	105
Morinville Town	78	97	35	26	2	6	115	129
Parkland County	185	201	0	0	0	0	185	201
Spruce Grove City	306	365	63	4	0	0	369	369
St. Albert City	241	183	0	101	96	0	337	284
Stony Plain Town	123	110	4	157	0	12	127	279
Strathcona County	443	470	336	163	34	0	813	633
Sturgeon County	160	184	0	0	0	0	160	184
Remainder of the CMA	34	49	4	0	0	0	38	49
Edmonton CMA	6,894	6,428	2,361	2,101	911	412	10,166	8,941

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2012	21	7.6	81	29.3	92	33.3	29	10.5	53	19.2	276	484,750	547,438
December 2011	23	8.8	112	42.9	56	21.5	39	14.9	31	11.9	261	445,600	506,586
Year-to-date 2012	315	10.0	1,176	37.4	842	26.7	331	10.5	484	15.4	3,148	458,068	514,530
Year-to-date 2011	331	11.7	1,043	36.8	686	24.2	372	13.1	400	14.1	2,832	454,100	520,109
Beaumont Town													
December 2012	0	0.0	7	38.9	7	38.9	3	16.7	1	5.6	18	467,943	479,641
December 2011	3	15.0	10	50.0	5	25.0	1	5.0	1	5.0	20	416,000	434,399
Year-to-date 2012	6	3.0	89	43.8	69	34.0	32	15.8	7	3.4	203	461,000	477,560
Year-to-date 2011	45	19.1	115	48.9	51	21.7	15	6.4	9	3.8	235	412,900	428,416
Calmar Town													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	4	40.0	2	20.0	3	30.0	1	10.0	10	502,500	512,730
Year-to-date 2011	2	15.4	8	61.5	3	23.1	0	0.0	0	0.0	13	396,000	402,803
Fort Saskatchewan City													
December 2012	1	5.3	10	52.6	5	26.3	1	5.3	2	10.5	19	416,900	472,091
December 2011	5	29.4	10	58.8	1	5.9	0	0.0	1	5.9	17	382,200	402,365
Year-to-date 2012	14	6.3	139	62.9	40	18.1	20	9.0	8	3.6	221	420,300	448,335
Year-to-date 2011	19	8.6	152	69.1	31	14.1	11	5.0	7	3.2	220	397,700	425,567
Gibbons Town													
December 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	5	29.4	10	58.8	1	5.9	1	5.9	0	0.0	17	359,900	378,794
Year-to-date 2011	8	36.4	10	45.5	4	18.2	0	0.0	0	0.0	22	371,500	382,568
Leduc City													
December 2012	10	34.5	13	44.8	2	6.9	3	10.3	1	3.4	29	380,189	406,077
December 2011	1	10.0	4	40.0	2	20.0	2	20.0	1	10.0	10	451,200	487,036
Year-to-date 2012	41	19.0	105	48.6	46	21.3	17	7.9	7	3.2	216	413,150	434,747
Year-to-date 2011	93	37.2	105	42.0	30	12.0	15	6.0	7	2.8	250	377,608	394,861
Leduc County													
December 2012	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
December 2011	1	12.5	1	12.5	3	37.5	2	25.0	1	12.5	8	--	--
Year-to-date 2012	16	17.6	20	22.0	19	20.9	19	20.9	17	18.7	91	489,000	503,671
Year-to-date 2011	17	16.2	23	21.9	19	18.1	23	21.9	23	21.9	105	511,000	522,335
Morinville Town													
December 2012	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
December 2011	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2012	10	15.2	48	72.7	7	10.6	1	1.5	0	0.0	66	399,950	404,371
Year-to-date 2011	19	25.0	52	68.4	5	6.6	0	0.0	0	0.0	76	379,450	383,092

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2012	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	--	--
December 2011	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2012	12	15.6	4	5.2	10	13.0	10	13.0	41	53.2	77	656,250	656,481
Year-to-date 2011	6	8.0	7	9.3	9	12.0	10	13.3	43	57.3	75	700,000	717,933
Spruce Grove City													
December 2012	1	12.5	3	37.5	3	37.5	0	0.0	1	12.5	8	--	--
December 2011	1	10.0	4	40.0	3	30.0	2	20.0	0	0.0	10	442,500	458,747
Year-to-date 2012	21	12.5	61	36.3	48	28.6	30	17.9	8	4.8	168	456,056	470,157
Year-to-date 2011	22	11.3	106	54.6	35	18.0	26	13.4	5	2.6	194	421,423	440,537
St. Albert City													
December 2012	0	0.0	4	23.5	5	29.4	5	29.4	3	17.6	17	546,800	567,271
December 2011	0	0.0	2	16.7	2	16.7	3	25.0	5	41.7	12	641,850	598,067
Year-to-date 2012	0	0.0	31	14.9	80	38.5	46	22.1	51	24.5	208	539,900	580,458
Year-to-date 2011	1	0.6	37	22.3	49	29.5	37	22.3	42	25.3	166	548,800	569,886
Stony Plain Town													
December 2012	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
December 2011	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	15	17.6	46	54.1	19	22.4	1	1.2	4	4.7	85	404,624	420,039
Year-to-date 2011	17	19.3	56	63.6	12	13.6	1	1.1	2	2.3	88	399,507	394,146
Strathcona County													
December 2012	0	0.0	3	11.5	11	42.3	5	19.2	7	26.9	26	542,500	731,423
December 2011	1	3.4	6	20.7	5	17.2	7	24.1	10	34.5	29	605,000	778,897
Year-to-date 2012	7	2.0	73	20.4	131	36.7	69	19.3	77	21.6	357	519,000	607,709
Year-to-date 2011	1	0.3	103	26.2	136	34.6	68	17.3	85	21.6	393	507,000	605,208
Sturgeon County													
December 2012	1	10.0	1	10.0	0	0.0	1	10.0	7	70.0	10	720,000	665,000
December 2011	2	15.4	2	15.4	2	15.4	2	15.4	5	38.5	13	610,000	571,538
Year-to-date 2012	36	22.5	18	11.3	14	8.8	34	21.3	58	36.3	160	590,000	576,650
Year-to-date 2011	39	21.3	25	13.7	24	13.1	28	15.3	67	36.6	183	550,000	571,464
Remainder of the CMA													
December 2012	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
December 2011	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	13	61.9	3	14.3	0	0.0	2	9.5	3	14.3	21	340,000	409,919
Year-to-date 2011	17	51.5	10	30.3	3	9.1	1	3.0	2	6.1	33	345,000	388,170
Edmonton CMA													
December 2012	36	8.6	126	30.1	127	30.3	53	12.6	77	18.4	419	481,000	543,226
December 2011	44	10.9	161	40.0	81	20.1	58	14.4	59	14.6	403	448,935	519,965
Year-to-date 2012	517	10.2	1,829	36.2	1,328	26.3	616	12.2	766	15.2	5,056	460,000	514,259
Year-to-date 2011	640	13.1	1,852	37.9	1,097	22.4	607	12.4	692	14.2	4,888	448,400	509,059

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2012

Submarket	Dec 2012	Dec 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	547,438	506,586	8.1	514,530	520,109	-1.1
Beaumont Town	479,641	434,399	10.4	477,560	428,416	11.5
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	512,730	402,803	27.3
Fort Saskatchewan City	472,091	402,365	17.3	448,335	425,567	5.4
Gibbons Town	--	--	n/a	378,794	382,568	-1.0
Leduc City	406,077	487,036	-16.6	434,747	394,861	10.1
Leduc County	--	--	n/a	503,671	522,335	-3.6
Morinville Town	--	--	n/a	404,371	383,092	5.6
Parkland County	--	--	n/a	656,481	717,933	-8.6
Spruce Grove City	--	458,747	n/a	470,157	440,537	6.7
St. Albert City	567,271	598,067	-5.1	580,458	569,886	1.9
Stony Plain Town	--	--	n/a	420,039	394,146	6.6
Strathcona County	731,423	778,897	-6.1	607,709	605,208	0.4
Sturgeon County	665,000	571,538	16.4	576,650	571,464	0.9
Remainder of the CMA	--	--	n/a	409,919	388,170	5.6
Edmonton CMA	543,226	519,965	4.5	514,259	509,059	1.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
December 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,305	2,160	2,602	50.2	315,483	0.2	317,804
	February	1,132	-12.8	1,344	2,666	2,903	46.3	311,674	-1.7	314,032
	March	1,613	-4.6	1,373	2,983	2,371	57.9	326,557	-4.8	319,327
	April	1,605	-13.1	1,345	3,308	2,629	51.2	327,805	-3.4	329,220
	May	2,007	10.0	1,426	3,556	2,599	54.9	331,537	-2.7	323,782
	June	1,901	14.7	1,448	3,298	2,665	54.3	328,695	-2.0	323,645
	July	1,603	15.4	1,487	3,082	2,887	51.5	334,444	1.4	328,796
	August	1,642	25.8	1,488	2,987	2,712	54.9	325,322	-0.4	325,527
	September	1,345	4.9	1,374	2,585	2,513	54.7	332,782	2.4	333,923
	October	1,272	10.2	1,451	2,193	2,576	56.3	320,306	1.0	327,333
	November	1,166	-4.7	1,406	1,810	2,600	54.1	319,559	0.3	333,045
	December	885	4.4	1,516	1,091	2,662	56.9	315,658	1.5	329,383
2012	January	930	17.4	1,458	2,452	2,792	52.2	317,995	0.8	322,136
	February	1,231	8.7	1,416	2,555	2,691	52.6	329,820	5.8	332,708
	March	1,622	0.6	1,513	3,304	2,737	55.3	335,579	2.8	330,381
	April	1,874	16.8	1,550	3,252	2,628	59.0	336,751	2.7	340,147
	May	2,156	7.4	1,486	3,764	2,756	53.9	347,078	4.7	336,985
	June	1,913	0.6	1,552	3,220	2,669	58.1	340,391	3.6	336,010
	July	1,725	7.6	1,472	2,814	2,551	57.7	337,304	0.9	332,569
	August	1,535	-6.5	1,453	2,740	2,576	56.4	334,391	2.8	335,948
	September	1,372	2.0	1,548	2,436	2,691	57.5	323,803	-2.7	322,399
	October	1,365	7.3	1,395	2,300	2,507	55.6	327,880	2.4	332,462
	November	1,115	-4.4	1,393	1,623	2,373	58.7	331,526	3.7	347,347
	December	803	-9.3	1,405	950	2,440	57.6	329,410	4.4	343,912
	Q4 2011	3,323	3.0		5,094			318,806	0.9	
	Q4 2012	3,283	-1.2		4,873			329,493	3.4	
	YTD 2011	16,963	3.4		31,719			325,595	-1.0	
	YTD 2012	17,641	4.0		31,410			334,318	2.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44	90.8	127.4	675	5.3	72.7	957
	May	601	3.20	5.34	90.8	127.0	683	4.9	73.1	953
	June	595	3.20	5.24	90.8	127.2	691	4.4	73.4	963
	July	595	3.10	5.24	90.7	127.1	695	4.5	73.6	978
	August	595	3.10	5.24	90.7	127.9	699	4.5	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.5	74.3	1,004
	October	595	3.10	5.24	90.8	128.5	709	4.3	74.3	1,011
	November	595	3.10	5.24	90.9	127.7	709	4.1	73.9	1,016
	December	595	3.00	5.24		127.0	706	4.3	73.6	1,023

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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